

ORDINANCE 05-06

AN ORDINANCE TO AMEND THE ZONING MAP OF NOLENSVILLE, TENNESSEE TO ALLOW A COMMERCIAL OVERLAY DISTRICT TO THE TRACT OF LAND AS DESCRIBED HEREIN

WHEREAS, Article 9, section 9.1.2 of the Zoning Ordinance of the Town of Nolensville provides the authority for the Board of Mayor and Alderman to review and amend the zoning map; and,

WHEREAS, the Nolensville Planning Commission met on Thursday, February 10, 2005, and reviewed conditions to determine the appropriateness of allowing a Commercial Corridor Overlay District; and,

WHEREAS, the Nolensville Planning Commission voted unanimously to recommend the approval of the overlay to the Board of Mayor and Aldermen; and,

WHEREAS, the Board of Mayor and Alderman have conducted a public hearing on _____, thereon,

NOW THEREFORE, BE IT ORDAINED, THAT THE ZONING MAP/ORDINANCE OF THE TOWN OF NOLENSVILLE, TENNESSEE be amended as follows:

SECTION 1. Add in Article 2. Zoning Districts:

2.1.13 Commercial Corridor Overlay District (CCO)

SECTION 2. Add in Article 2. Zoning Districts:

2.2.13 **Commercial Corridor Overlay District (CCO)**

Purpose

This district is intended to establish a highway corridor with an identifiable consistent design based upon a planned approach to commercial development. The design features and standards included in this district are not only to create a memorable and positive impression upon entering the Town of Nolensville, but also to establish an image and character that is uniquely Nolensville.

Application

The standards of the CCO shall be applied to those parcels and lots within the commercial base zoning districts as indicated as being within the CCO on the official zoning map and shall supercede any requirements that are in conflict herewith.

Use Provisions

In addition to the permitted uses of the zone districts, residential uses are permitted in the second or third stories of buildings with a commercial use on the first floor. The following uses that may be otherwise permitted by the base zone are prohibited:

Automotive Repair
Auto, Truck and Boat Sales
Truck Washing Facilities

Industrial Activities
Outdoor Storage of Materials or Chattel
Warehousing and Storage
Wholesale Sales

Provided however, a car wash may be permitted but only in the rear of the principal building.

Bulk, Lot and Open Space Requirements

Minimum Lot Area	20,000 square feet
Minimum Street Frontage	100 feet
Minimum Front Setback	56 feet
Minimum Side Setback	15 feet
Minimum Rear Setback	20 feet
Maximum Lot Coverage	50 percent
Maximum Floor Area Ratio	1.0
Maximum Height	35 feet

Parking Lot Design

A maximum of one (1) row of parking including maneuvering aisles shall be permitted in the front of the building between the front wall and the street right-of-way. All other parking shall be located in the rear of the principal building. The parking requirements of any use may be reduced by a proportional number of spaces if such spaces are permanently available in either shared or public parking lots located within two hundred fifty (250) feet of the affected lot.

The planning commission may require the use of common driveways providing access to more than one (1) lot. Connections between parking lots on adjacent parcels shall be provided in order to facilitate the ability of users to pass between the various developed lots without returning to the public street.

Site Planning

Buildings shall be located on a lot to abut the front setback line, with the exception of recessed entryways, and directly face the street. Pedestrians shall have direct access to first floor uses from the street. When a development includes multiple buildings on a single lot, only the building that faces the public street shall meet these requirements. All other buildings may be located and designed to in accordance with all other requirements of this section and to compliment the development. A private street or access driveway may be treated as a public street for purposes of this section.

On corner lots, front setback and building requirements should apply on both frontages, with either public or private streets. However, the corner of the building shall be recessed up to a maximum of ten (10) feet in order to create: 1) pedestrian entrances with plazas or prominent entrances; 2) increased site distances; 3) enhanced designs for the entrance; and 4) more architecturally-interesting buildings.

A public street or private driveway reservation shall be established at distances along Nolensville Road between 1,000 and 1,500 feet with a minimum right-of-way for a public street being fifty (50) feet and a private driveway being a width of thirty-six (36) feet. This is to guarantee access to the rear of the row of buildings and to other properties. The potential for the need for a public street shall determine the right-of-way to be reserved. The planning commission may waive this requirement in the event that no such access can be provided due to natural factors or that layout and design of individual parcels are such that access would serve no useful function.

Building Facades

Building facades shall be designed with windows, doors, walls and other elements that proportionately fit together and are humanly scaled. Recessed doorways should be used, and where the door is not recessed, door canopies or awnings should be incorporated into the design. Each building shall have a clearly defined, highly visible customer entrance with distinguishing features such as canopies or porticos. The maximum uninterrupted length of any façade shall be one hundred (100) feet. Any such wall in excess of 100 feet shall be integrated with windows, awning, projection, recesses, arcades or similar features.

Transparent windows shall make up a minimum of sixty (60) percent of the length of the first floor façade facing the street. Opaque and reflective windows tints and glazes are prohibited.

Corner buildings shall be designed with special architectural features including corner entries at ground level and projecting windows, towers, turrets and cupolas on the corners of the upper floors.

National “standard” or trademark designs shall be adapted to be compatible with these standards.

Materials and Colors

A minimum of fifty (50) percent of the exterior building material placed on any building shall be varying shades of red brick. Other acceptable building materials include natural and artificial stone accents, cement fiber board (hardi-plank), split face block or similar material if used in combination with brick, wood or stone, glass (but excluding opaque or highly reflective window tints and glazes) and painted or stained wood. Prohibited materials shall include metal or vinyl siding, exposed or painted metal siding, exterior insulation and finish system (trade name DryVit), painted or unpainted concrete block, corrugated fiberglass, tilt-up concrete panels and artificial stone.

Façade colors shall be of low reflectance, subtle, neutral or earth tone colors. The use of high-intensity or metallic colors shall be prohibited except for accents. Colors shall not be used a form of advertising even though such color may be a trademark.

Signs

All signs shall be subject to the requirements of the sign regulations contained in Appendix A of this ordinance.

Landscaping

The requirements of Appendix B, Landscaping, Buffering and Tree Protection, shall apply within the CCO. Additionally, the street trees shall be planted within the landscape strip between the sidewalk and the street. Any area reserved for future right-of-way acquisition shall be planted with grass.

Flowers in planters and window boxes shall be used to enhance the appearance of the walls that face a public street or a residential use.

The maintenance of all landscaping materials and flowers shall be the responsibility of the property owner, and such maintenance shall be an enforceable item.

Lighting

Exterior lighting fixtures, standards and exposed accessory lighting shall be compatible with the building design and shall be designed to direct the light downward unless decorative standards are utilized. However, “shoe box” type fixtures may be used. The maximum height of a fixture shall be twenty (20) feet.

Utilities

All new distribution utility lines shall be underground.

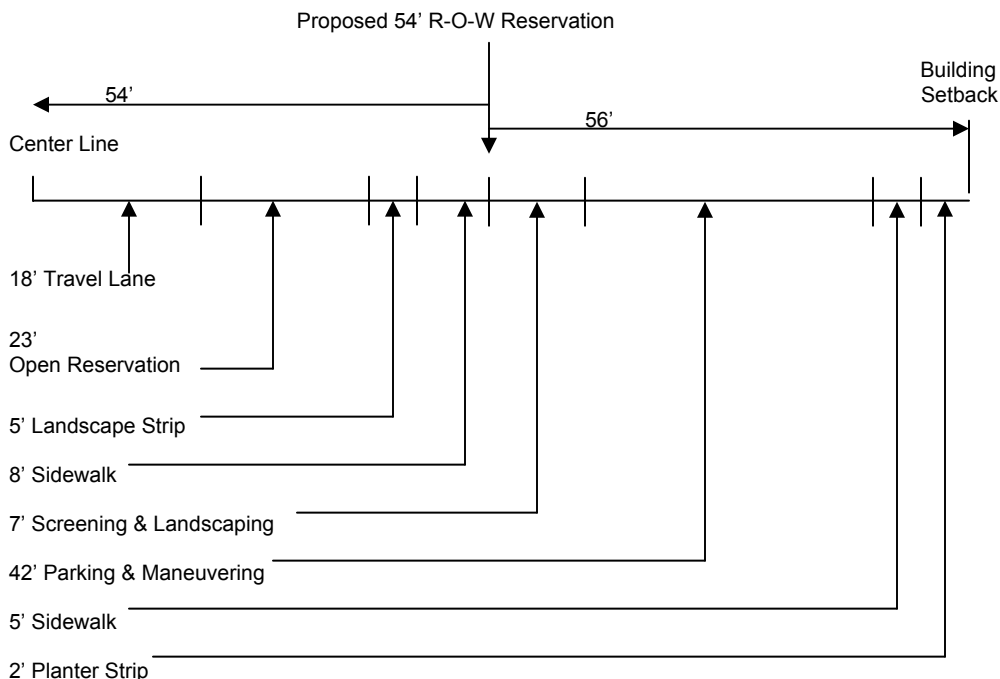
Sidewalks

The development of each site shall include a sidewalk along the street frontage with a minimum width of eight (8) feet. Other sidewalks shall be constructed on the subject property between buildings and parking lots with a minimum width of five (5) feet. When a development consists of more than one (1) building, an interconnecting sidewalk system shall be installed.

Nolensville Road Cross-Section

Due to the fact that Nolensville Road is likely to be widened during the next five to ten years and to avoid major impacts on developed properties, consideration shall be made for such widening in the siting of buildings and parking lots. A future right-of-way reservation shall be made a part of all site plans measured from the centerline of Nolensville Road. Any reservations made on private property shall be subject to acquisition at the time right-of-way is acquired for the project. The cross-section below provides a diagrammatic view of the distances required for reservations, sidewalks, landscaping and parking.

Nolensville Road Corridor Cross-Section Plan



This ordinance shall be come effective after its passage and adoption, the public welfare demanding it.

Approved by the Board of Mayor and Alderman

First Reading

Public Hearing

Second Reading

Charles Knapper, Mayor

Cindy Lancaster, Town Recorder

Approved by:

Town Attorney, Robert J. Notestine, III